



**Town of Grafton  
Zoning Board of Appeals  
30 Providence Road  
Grafton, MA. 01519**

**508-839-5335 x 1154 - Fax: 508-839-4602  
E-mail: [koshivosk@graffton-ma.gov](mailto:koshivosk@graffton-ma.gov)  
Website: [www.graffton-ma.gov](http://www.graffton-ma.gov)**

**Zoning Board of Appeals**

**New Case Notice**

Case Number #

2019 / 864

The Grafton Board of Appeals has received a petition from **MARY GILGALLON**  
for **3 MILLBURY STREET** requesting that the Zoning Board of Appeals grant a

**Special Permit**

to allow: THE "CARRIAGE HOUSE" ACCESSORY BUIDLING PERMIT FOR RESIDENTIALUSE TO BE MODIFIED TO ALLOW A ONE BEDROOM APARTMENT TO BE LOCATED THERIN. THE CARRIAGE HOUSE WAS BUILT ALONG WITH THE MAIN DWELLING (ROUGHLY 1839) AND WAS PROPERLY PERMITTED AS A PLAYROOM/EXERCISE/ BONUS ROOM IN 1989. THE BUILDINGS AND RESIDENTIAL USE THEREOF PREDATES THE PRESENT ZONING BY-LAWS WHICH DO NOT GENERALLY ALLOW RESIDENTIAL USES IN THE nb ZONE. GRANTING OF THIS SPECIAL PERMIT MODIFYING THE NON-CONFORMING USE WILL NOT BE MORE DETRIMENTAL TO THE NEIGHBORHOOD AND WILLNOT NEGATIVELY IMPACT THE NEIGHBORHOOD TRAFFIC PATTERNS OR PEDESTRIAN SAFETY. BOOK: 41614 PAGE: 195

Map: 74 Lot: 123 Block: 0000

The Board will conduct a Public Hearing on \_\_\_\_\_ at \_\_\_\_\_ PM in Conference Room A, at the Municipal Center, 30 Providence Road, Grafton, MA 01519 to consider this request.

**ZONING BOARD OF APPEALS**

**William McCusker, Chairman**

**William Yeomans, Vice Chairman**

**Kay Reed, Clerk**

**Elias Hanna, Member #1**

**Karl Chapin, Member #2**

**Marianne Desrosiers, Alternate #1**

**Brian Waller, Alternate #2**

RECEIVED TOWN CLERK  
GRAFTON, MA

2019 OCT -3 PM 1:12

X

**PETITION TO THE ZONING BOARD OF APPEALS  
TOWN OF GRAFTON, MASSACHUSETTS**

**DATE:** October 1, 2019

I/We hereby petition your Board to conduct a public hearing and consider the granting of relief from under hardship resulting from literal enforcement of the protective Zoning Bylaw, by exercising your power to:

(Mark one)

       Review refusal of Selectman or others to grant a permit

       Grant a **VARIANCE** from the terms of the Zoning Bylaw,  
SECTION           .

XXX Grant a **SPECIAL PERMIT** for a specific use which is subject to  
the approval of your Board.

RECEIVED  
OCT 03 2019  
Zoning Board of Appeals

**FOR LAND/BUILDINGS AT** 3 Millbury Street, Grafton, MA

**TO ALLOW:**

To allow the "carriage house" accessory building permit for residential use to be modified to allow a one bedroom apartment to be located therein. The carriage house was built along with the main dwelling (in roughly 1839) and was properly permitted as a playroom/exercise/bonus room in 1989. The buildings and residential use thereof predates the present zoning by-laws which do not generally allow residential uses in the NB zone. Granting of this special permit modifying the non-conforming use will not be more detrimental to the neighborhood and will not negatively impact the neighborhood, traffic patterns, or pedestrian safety.

Please complete this **entire** section:

Location of property:                      Tax Plan # 74 Plot # 123  
Zoning District in which the property is located: Neighborhood Business  
Title of Property in name of: Mary L. Gilgallon  
Whose address is: 3 Millbury Street, Grafton, MA  
Deed recorded in Book # 41614, Page # 195  
Plan Book #           , Plan #             
Signature of Petitioner: Mary L. Gilgallon  
Print Name Mary L. Gilgallon  
Address of Petitioner: 3 Millbury Street, Grafton, MA  
Phone Number of Petitioner: 508-667-9497

**MARY GILGALLON**  
3 Millbury Street  
Grafton, MA 01519  
(508) 667-9497  
marygilgallon@gmail.com

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GRAFTON, MA  
2019 OCT -7 AM 11:46

*JK*

October 3, 2019

**BY Hand**

Grafton Zoning Board of Appeals  
Town of Grafton  
30 Providence Road  
Grafton, MA 01519

RECEIVED  
OCT 07 2019  
Zoning Board of Appeals

RE: 3 Millbury Street, Grafton, MA

Dear Members of the Grafton Zoning Board of Appeals:

This letter is to inform you that I, Mary Gilgallon hereby authorize the law firm of Mayer, Antonellis, Jachowicz & Haranas, LLP to represent me in front of your Board.

Thank you and please feel free to contact me with any questions.

Very truly yours,

  
Mary Gilgallon



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 ext 1170 • FAX: (508) 839-4602  
www.grafton-ma.gov

**TREASURER / COLLECTOR**

## Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing," with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

**Please note: it can take up to three (3) business days to process each request.**

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: Special Permit

<u>Mary L. Gilgallon</u>	<u>Same</u>
Petitioner Name	Property Owner / Applicant
<u>3 Millbury Street</u>	<u>Same</u>
Petitioner Address	Property Address
<u>Grafton, MA</u>	<u>Grafton, MA</u>
City, State, Zip	City, State, Zip
<u>508-6679497</u>	
Phone	

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property			✓
Motor Vehicle Excise	✓		
Disposal	✓		
General Billing			✓

CLM  
Treasurer / Collector Signature

10/3/19  
Date

# **Mayer, Antonellis, Jachowicz & Haranas, LLP**

## **Attorneys at Law**

288 Main Street, Milford, MA 01757  
Tel. (508) 473-2203 Telecopier (508) 473-4041

William H. Mayer  
Robert P. Jachowicz  
Joseph M. Antonellis  
Peter J. Haranas  
Jill P. Dawczyk  
Erin Wright (also admitted in R.I.)  
A. Eli Leino (also admitted in N.H.)

October 3, 2019

Zoning Board of Appeals  
Town of Grafton

**By Hand**

Dear Members of the Zoning Board of Appeals:

Please find enclosed for submission and inclusion on the next available hearing agenda an Application for Special Permit, check for \$165 representing the application fee, Certificate of Good Standing request form, and Certified Abutters List. Should you have any questions about this submission, please do not hesitate to contact me or Attorney Antonellis at the number listed above.

Sincerely,



A. Eli Leino

Enclosures

3 MILLBURY STREET

Location 3 MILLBURY STREET

Mblu 074.0/ 0000/ 0123.0/ /

Acct# 1100740000001230

Owner GILGALLON MARY L

PBN

Assessment \$513,700

Appraisal \$513,700

PID 3857

Building Count 2

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$371,200	\$142,500	\$513,700
Assessment			
Valuation Year	Improvements	Land	Total
2019	\$371,200	\$142,500	\$513,700

Owner of Record

Owner GILGALLON MARY L  
Co-Owner CAMPO YOLANDE B  
Address 3 MILLBURY STREET  
GRAFTON, MA 01519

Sale Price \$100  
Certificate  
Book & Page 41614/195  
Sale Date 08/07/2007  
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GILGALLON MARY L	\$100		41614/195	1F	08/07/2007
CAMPO YOLANDE B LIFE ESTATE	\$100		39117/231	1F	06/06/2006

Building Information

Building 1 : Section 1

Year Built: 1839  
Living Area: 2,868  
Replacement Cost: \$325,368  
Building Percent 68  
Good:

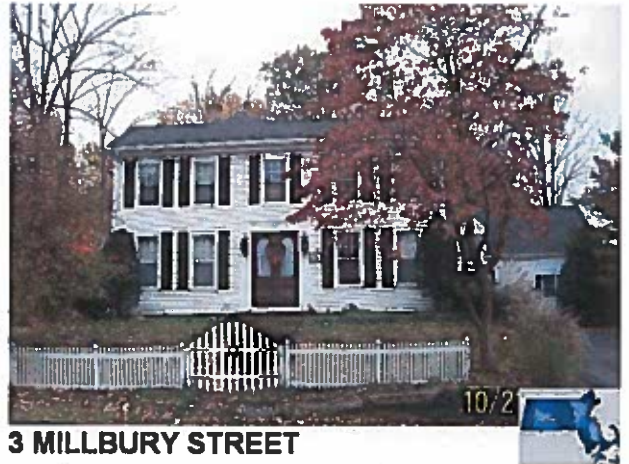
Replacement Cost  
Less Depreciation: \$221,300

Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade	Average
Stories	2.00
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Hot Water
AC Type	None
Bedroom(s)	4
Full Bath(s)	4
Half Bath(s)	0
Extra Fixture(s)	0
Total Rooms	10
Bathroom Quality	Modern
Kitchen Quality	Modern
Extra Kitchen(s)	0
Usrfld 104	
Foundation	Stone
Bsmnt Garage Cap	0
Gas Fireplaces	0
Stacks	
Fireplaces	
Basement Area	1484.00
Fin Bsmnt Grade	
Basement Type	Full

## Building 2 : Section 1

Year Built: 1989  
Living Area: 1,152

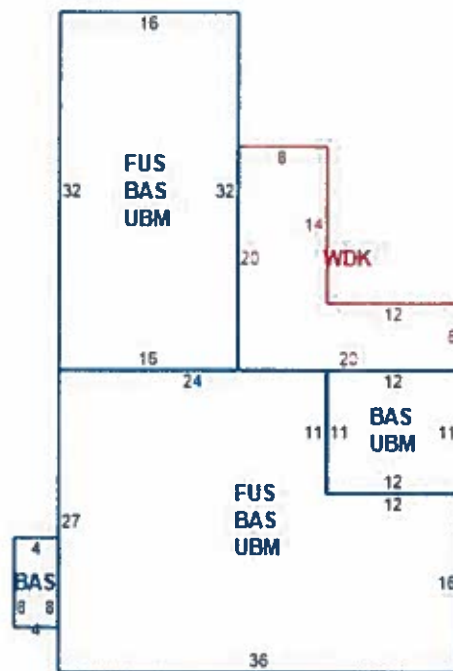
## Building Photo



3 MILLBURY STREET

(<http://images.vgsi.com/photos/GraftonMAPotos//\IMG0006\00>)

## Building Layout



(ParcelSketch.ashx?pid=3857&bid=3857)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,516	1,516
FUS	Fin Upper Sty	1,352	1,352
UBM	Unfin Bsmnt	1,484	0
WDK	Wood Deck	232	0
		4,584	2,868

**Replacement Cost:** \$194,617  
**Building Percent** 77  
**Good:**  
**Replacement Cost**  
**Less Depreciation:** \$149,900

Building Attributes : Bldg 2 of 2	
Field	Description
Style	Conventional
Model	Residential
Grade	Average +10
Stories	1.50
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel	Electric
Heat Type	Electr Basebrd
AC Type	None
Bedroom(s)	1
Full Bath(s)	1
Half Bath(s)	0
Extra Fixture(s)	0
Total Rooms	4
Bathroom Quality	Typical
Kitchen Quality	Typical
Extra Kitchen(s)	0
Usrflid 104	
Foundation	Slab
Bsmt Garage Cap	0
Gas Fireplaces	0
Stacks	1
Fireplaces	1
Basement Area	768.00
Fin Bsmt Grade	
Basement Type	N/A

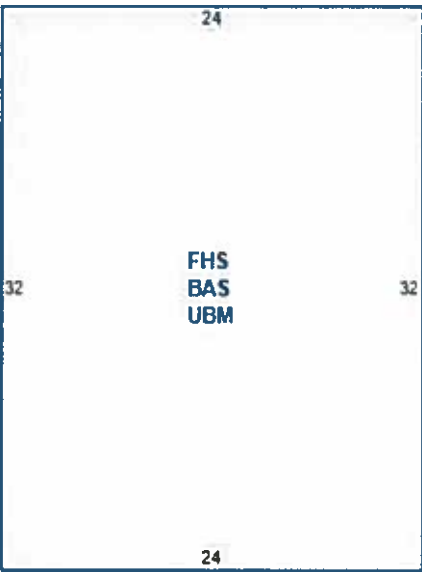
### Building Photo



### 3 MILLBURY STREET

(<http://images.vgsi.com/photos/GraftonMAPPhotos//IMG0006V01>)

### Building Layout



(ParcelSketch.ashx?pid=3857&bld=107534)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	768	768
FHS	Fin Half Sty	768	384
UBM	Unfin Bsmnt	768	0
		2,304	1,152

### Extra Features



Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1090	Size (Sqr Feet)	12880
Description	Multi Houses	Frontage	
Zone	NB	Depth	
Neighborhood	2.4	Assessed Value	\$142,500
Alt Land Appr Category	No	Appraised Value	\$142,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$315,600	\$126,400	\$442,000
2017	\$336,700	\$119,000	\$455,700
2016	\$317,200	\$138,000	\$455,200

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$315,600	\$126,400	\$442,000
2017	\$336,700	\$119,000	\$455,700
2016	\$317,200	\$138,000	\$455,200